

**CITY OF BRIDGEPORT  
HISTORIC DISTRICT COMMISSION #1  
MAY 5, 2015**

**ATTENDANCE:** Stuart Sachs, Chair; Roger Weldon; Guy Horvath; Gail Stephen

**STAFF:** Diego Guevara, Design Review Coordinator

**CALL TO ORDER**

The Chair called the meeting to order at 6:20 PM. A quorum was present.

**PUBLIC HEARING**

As of 6:40 PM, no applicants or members of the public were present. The Chair stated that, barring any arrivals, the Public Hearing would be immediately opened and then closed.

**1. CERTIFICATE OF APPROPRIATENESS: Application #2015-04 by Jeffrey Cepeda for a Certificate of Appropriateness to remove existing asbestos shingles, replace siding, replace all windows, repair and replace roof shingles and demo existing wood fences and all trees and shrubbery at 325 Harriet Street/179 Maple Street in the Pembroke City Historic District.**

**2. CERTIFICATE OF APPROPRIATENESS: Application #2015-05 by Jackie Moore for a Certificate of Appropriateness to replace the roof at 141 Beach Street in the Pembroke City Historic District.**

The Chair closed the Public Hearing.

**NEW BUSINESS**

As no applicants were present, the Chair stated there would be no new business discussed.

**Application #2015-04- 325 Harriet Street/179 Maple Street**

**OLD BUSINESS**

There was no old business to be discussed.

**APPROVAL OF MINUTES**

**JUNE 3, 2014**

The following corrections were made:

- Pg. 1: The name Kevin Morton should be Kevin Moore; the Design Review Coordinator's name is to be spelled Diego Guevara.

**\*\*COMMISSIONER STEPHEN MOVED TO APPROVE THE MINUTES FOR JUNE 3, 2014 AS REVISED.**

**\*\*COMMISSIONER HORVATH SECONDED THE MOTION.**

**\*\*MOTION PASSED UNANIMOUSLY.**

**FEBRUARY 3, 2015**

It was determined that the version of the minutes available to the Commissioners lacked the revised conditions of approval, and thus could not be approved. Commissioner Horvath stated that when the final copy is made available, the following correction should be made:

- Pg. 1: The name Kenneth Morton should be Kevin Moore.

**JANUARY 6, 2015**

**\*\*COMMISSIONER HORVATH MOVED TO APPROVE THE MINUTES FOR JANUARY 6, 2015.**

**\*\*COMMISSIONER WELDON SECONDED THE MOTION.**

**\*\*MOTION PASSED UNANIMOUSLY.**

**JUNE 3, 2014**

**\*\*COMMISSIONER HORVATH MOVED TO APPROVE THE MINUTES FOR JUNE 3, 2014.**

**\*\*COMMISSIONER STEPHEN SECONDED THE MOTION.**

**\*\*MOTION PASSED UNANIMOUSLY.**

The Chair noted that the notes for June 2014 appeared to have been approved thrice- May 5, 2015, July 1, 2014, and September 16, 2014.

### **JULY 1, 2014**

**\*\*COMMISSIONER WELDON MOVED TO APPROVE THE MINUTES FOR JULY 1, 2014.**

**\*\*COMMISSIONER HORVATH SECONDED THE MOTION.**

**\*\*MOTION PASSED UNANIMOUSLY.**

### **SEPTEMBER 16, 2014**

**\*\*COMMISSIONER WELDON MOVED TO APPROVE THE MINUTES FOR SEPTEMBER 16, 2014.**

**\*\*COMMISSIONER STEPHEN SECONDED THE MOTION.**

**\*\*MOTION PASSED UNANIMOUSLY.**

### **PUBLIC HEARING**

The Chair reopened the Public Hearing at 6:52 PM, as a representative for one of the applicants had since arrived. As there were no previous members of the public or applicants present, there was no deemed conflict.

The Chair asked those present to speak for applications to state their name, address, and, if a consultant or expert, to state their title.

**1. CERTIFICATE OF APPROPRIATENESS: Application #2015-04 by Jeffrey Cepeda for a Certificate of Appropriateness to remove existing asbestos shingles, replace siding, replace all windows, repair and replace roof shingles and demo existing wood fences and all trees and shrubbery at 325 Harriet Street/179 Maple Street in the Pembroke City Historic District.**

Mr. Edgar Richardson, 247 Madison Terrace, came forward and introduced himself as an architectural designer representing the applicant, Jeffrey Cepeda.

Mr. Richardson provided samples of paint color for the commission to retain.

The Chair asked Mr. Richardson about the asterisks present in the application indicating the replacement of shutters and doors, and inquired whether they were being addressed. Mr. Richardson stated that the shutters and doors would be addressed as needed, as some of the main doors seemed to be in decent condition, but others (for example, a door that had previously been replaced by metal) would be ideally replaced by a wood door.

The Chair, upon looking at the application, noted that the siding on the house is asbestos based, but believed that there might be a different type of siding beneath, as there was clear visual evidence. He further suggested testing on the siding in the gable ends. Mr. Richardson stated that they had not yet tested the siding, but in any event it would be replaced as it is in terrible condition. The Chair asked if Mr. Richardson had some indication of the details on the material for proposed use. Mr. Richardson stated that they intended to utilize cedar impression siding, which retains the same look and feel of the original siding, sans asbestos contamination. He then indicated the Blue Pacific color in the provided sample, and further stated that the proposed siding materials had the same warranty and lifespan as the original materials. The Chair asked if Mr. Richardson was proposing a collaborate or a shingle finish. Mr. Richardson stated his intention to work with what was there and keep what remains.

The Chair asked if Mr. Richardson had checked under the asbestos siding to determine the underlying materials. Mr. Richardson stated that they had not yet taken samples, but that he assumed there was plywood beneath. Commissioner Horvath stated that he suspected under the asbestos siding could be original siding, which would be shingles or clapboard. He stated that on the property, the original gable appears to be shingles, and without an investigation of what is under the asbestos shingles, the commission's purview could be to match existing as closely as possible. He then referenced a provided photo, and noted that by the visible gentle sweep, the underlying material was likely shingles, and that there was no existing corner board that would indicate clapboard. He stated this was further enforced by the absence of continuous windowsills. He further stated that he encouraged the use of fish scale shingles on the gables. Mr. Richardson stated that he intended to replace the existing fish scale with a more efficient version, as it is a 1910 property.

Commissioner Horvath stated that one hazmat problem of the asbestos would be the exposure to the asbestos or underlying lead once the siding is removed or abated. Mr. Richardson stated that they intended to safely and effectively remove all hazardous materials. The Chair stated that lead abatement programs in the city permit the use of a paint-like product that is primed first with 'Lead Stop', which might be a good reason to go back to the original surfacing and repair rather

than fully replace. Mr. Richardson stated that this would be more economically sound for the client. Commissioner Horvath encouraged Mr. Richardson to do sanding as a preparatory step.

The Chair asked Mr. Richardson if there was any particular intention for the side door on the west side of the home. Mr. Richardson stated that they believed it to be a wooden door, but as it is weathered, they intend to replace it. He further stated that they intend to upgrade or replace all wooden doors. The Chair stated that he presumed the original form of the doors would be preserved and/or restored. Mr. Richardson stated that was the intention, particularly in regard to the carved eagle featured on the front portion of the door, which they intended on having an expert come and restore. The Chair stated that the separation line where the sweep is evidenced must have its detail maintained. He further stated that this detail suggested the home was originally done with shingle siding, in part because of the wood framing, which was used to make sure water was swept away and into the gutters. The Chair inquired as to the gutters, and asked if he was correct in thinking most were now aluminum. Mr. Richardson stated that the Chair was correct, and that they were in decent condition. He further stated that the roof also appeared to be in good condition, but to be safe they intended to investigate further and confirm. Commissioner Weldon asked if the gutters would remain. Mr. Richardson stated that was the intention, but that the client was prepared to replace whatever necessary to maintain consistency. The Chair stated they would need to remove and discard the pre-existing gutters for aluminum. Mr. Richardson stated that they would like to amend their application, as they had discovered that the gutters (in addition to the shingles) are in better condition than previously thought.

The Chair asked if they intended to remove and discard an existing chain link fence on the property in addition to the existing wooden fence. Mr. Richardson answered in the affirmative. The Chair stated that if they intended to install fencing in the future, it was the purview of the commission to see and approve the plans first. He further stated that the planting and removal of the property's shrubbery does not fall under their purview, as it is not a period piece of planting.

Commissioner Horvath stated that the paramount item at present is deciding demolition aspects, specifically determining the disposition of the original siding. Mr. Richardson stated if there is hazardous material, the intention is to strip down to the frame and create a new facade. He further stated that if the sanding and preparatory steps pose a risk, they would investigate the Bridgeport Lead Abatement Program, as their available options may be more economical than taking the siding off. The Chair stated that it would behoove them to take various samples of the materials at different heights on the house. He further inquired if the client was considering insulating the home, as it would be an ideal time to do so, despite it not being under the commission's purview. The Chair provided the phone number for Sabine Kuzco. Commissioner Horvath elaborated on the details of the Lead Abatement Program. Mr. Richardson stated that he

was not sure if his clients would be interested in the program, but that he would research it and present them with the information.

The Chair noted that pressure treated wood has not been accepted for a surface application such as decking and steps, but only for framing and structural context. He stated that the client is likely looking at using a composite material, as there is a safety issue involving splinters and chemicals.

The Chair stated that the Commission would need more information before ruling on the application, as they could not approve the scope of the proposed work without more details on the property. Commissioner Weldon asked if it would be possible to continue the application to the next hearing. Mr. Guevara stated that it was. The Chair encouraged Mr. Richardson to research the HEPTAG grant, as well as the CT Trust for Historic Preservation.

Mr. Richardson asked when they would need the new discovery and application amendments by. The Chair and Mr. Guevara stated they would need the materials within two weeks, with a new hearing date for the June meeting. Mr. Richardson stated he was amenable to June, as it would allow him time to explore the gutters, shingles, doors, fences, and lighting details. The Chair further stated that if fencing is being considered, they would need information regarding their intentions. Commissioner Weldon further stated that they would need the plans for resurfacing as well.

The Chair closed the application at 7:35 PM.

### **NEW BUSINESS**

#### **Application #2015-04- 325 Harriet Street/179 Maple Street**

The Chair stated that the application on 325 Harriet Street/179 Maple Street would be continued until the regular June meeting.

### **ADJOURNMENT**

**\*\*COMMISSIONER STEPHEN MOVED TO ADJOURN.**

**\*\*COMMISSIONER WELDON SECONDED THE MOTION.**

**\*\*MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:40 PM.

City of Bridgeport  
Historic District Commission #1  
Regular Meeting  
May 5, 2015

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Respectfully submitted,

Catherine Ramos  
Telesco Secretarial Services